





Accommodation

A charming three bedroom terraced house, located in the heart of Ripon and being smartly presented throughout, revealing a modern and neutrally decorated interior. This delightful property, which is believed to date back to 1840, is sure to appeal to a variety of purchasers.

Occupying a central location, just seconds from the city centre, the property offers ease of access to an array of shops and amenities. The home is ideally placed for a number of Ripon's schools, including the highly regarded Ripon Grammar School.

Entering the property, you are greeted by a cosy living room with large window, an ample kitchen fitted with a range of modern units and a modern shower room, which is fitted with a white suite including an enclosed shower. A cellar also offers handy storage space within the property. Stairs rise to the first floor landing, which boasts two airy double bedrooms with outlooks onto the front and rear of the property. The second floor houses the good size third bedroom, with eaves storage and again enjoying an open aspect.

Externally, gated access is available from the front of the house, with a passageway leading to the rear garden. The enclosed garden is paved for ease of maintenance, with a lovely outlook over the park and green surroundings. The property offers gas central heating, whilst it also benefits from being double glazed throughout. Street and car park parking is available close by, with annual residents parking permits believed to be available from the council.

Properties of this size are rare to market in this price bracket, an internal inspection is advised to fully appreciate the homely feel and generous size accommodation, with this chain free home.



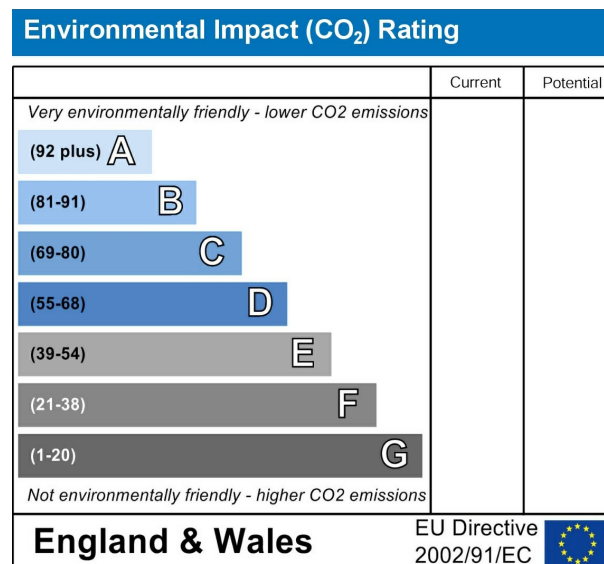
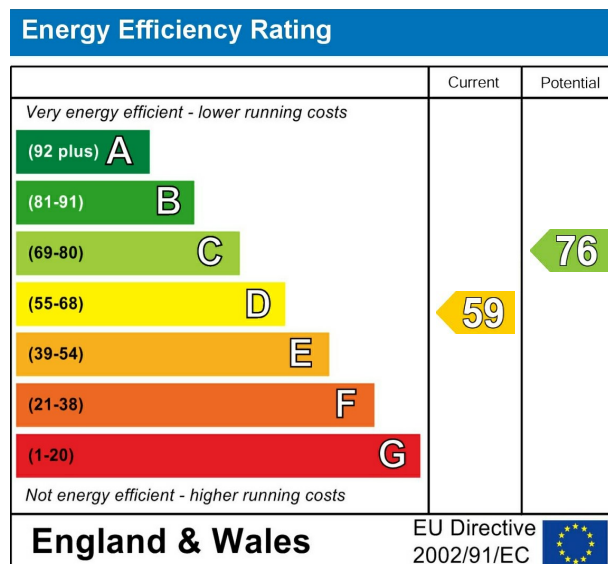


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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